

# HISTORIC LANDMARKS COMMISSION

**August 10, 2017**



**THE REGULAR MEETING WILL BE HELD AT 9:00 A.M. IN  
CITY COUNCIL CHAMBERS  
CITY HALL BUILDING**

**THE DEPARTMENT OF PLANNING  
BY 12:00 NOON, WEDNESDAY, AUGUST 9, 2017  
514-4060**

**RANDY HICKS  
CHAIRMAN**

**PREPARED BY THE CITY OF SUFFOLK**

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

*DIVISION OF PLANNING*

## **AGENDA**

Historic Landmarks Commission Meeting

Thursday, August 10, 2017

9:00 a.m.

- I. Call to Order: Chairman
- II. Roll Call
- III. Approval of the Minutes
- IV. New Business
- 1. **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2017-00027**, submitted by Linda Wahab, property owner, for exterior alterations and site modifications at property located at 122 South Broad Street. The property is further identified as Zoning Map 34G16, Block (6)A, Parcel 14A\*15, Suffolk Voting Borough, zoned RM, Residential Medium, zoning district, and HC, Historic Conservation Overlay District.
- V. Staff Reports
  - A. Enforcement Update
  - B. Administrative Approvals
- VI. Adjournment



## MINUTES

### HISTORIC LANDMARKS COMMISSION

July 13, 2017

9:00 A.M.

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The regular meeting of the Historic Landmarks Commission was held on Thursday, July 13, 2017, 9:00 a.m., in the Council Chambers of the City Hall, 442 W. Washington Street, Suffolk, Virginia, with the following persons present:

**MEMBERS PRESENT:**

Susan Coley  
Merritt Draper  
John Faircloth  
Oliver Hobbs  
Walter Boyette  
Edward King  
Vivian Turner  
Mary Austin Darden

**STAFF:**

Bob Goumas, Assistant Director of Planning  
Claire Jones, Comprehensive Planning Manager  
William Hutchings, Deputy City Attorney  
Kevin Wyne, Principal Planner  
Amy Thurston, Planner I  
Jillian Scott-Hale, Office Assistant

**MEMBERS ABSENT:**

Randy Hicks

The meeting was called to order by Vice-Chairman Boyette. The roll was called by Ms. Jones and the Vice-Chairman was informed that a quorum was present. The minutes of the previous meeting were approved as presented.

## **ELECTION OF OFFICERS:**

A nomination, followed by a motion was made by Commissioner King to re-elect Randy Hicks as Chairman, and seconded by Commissioner Draper. This motion was passed by a recorded vote of 8 to 0.

A nomination, followed by a motion was made by Commissioner Faircloth to re-elect Walter Boyette for Vice-Chairman, and seconded by Commissioner Draper. This motion was passed by a recorded vote of 8 to 0.

**REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC2017-00023**, submitted by Jen Stringer-Kelly of For The People Projects, agent, on behalf of Suffolk Fairgrounds Properties, LLC, property owner, for exterior alterations, site improvements, lighting, and signage at property located at 212 East Washington Street. The property is further identified as Zoning Map 34, Block A, Parcels 220 and 221, Suffolk Voting Borough, zoned CBD, Central Business District, and HC, Historic Conservation Overlay District.

The first item of business was introduced by the Vice-Chairman, followed by report by Amy Thurston, Planner I. Ms. Thurston stated that the subject property is located on the 200 block of East Washington Street, thus it is part of the East Washington Street Historic District (2002) of the Suffolk Historic Conservation Overlay District. According to the National Register of Historic Places Nomination Form, this property is a contributing colonial revival structure constructed circa 1900-1914. Ms. Thurston stated that when this property was nominated as part of the Historic District in 2002, the upper brick façade and parapet were concealed by corrugated aluminum wall panels (1950 and 1965). Due to hurricane damage, the aluminum wall panels were removed in 2004 through the approval of several Certificates

of Appropriateness. The subject property recently obtained a Conditional Use Permit (C2017-04) in May of this year to establish a micro-brewery and nightclub (live entertainment). The proposed exterior improvements associated with this application are intended to support the operations of the new micro-brewery and improve the overall aesthetic of the building. Ms. Thurston stated that the applicant's proposal includes repointing the brick building walls, painting walls and trim, and restoration of existing transom windows. The major changes include a new covered outdoor seating area, a new circular metal wall sign, new exterior doors and lighting, screen fencing, landscaping and other site improvements.

Ms. Thurston described the proposed outdoor seating area, which will be located on the east side of the building. The location and orientation of the area is in-keeping with the front setbacks of other structures and it complies with the setbacks of the Central Business zoning district. The industrial design of the patio, which utilizes brick and steel supports and sail cloth canopy, was inspired by the previous use of the property as an auto repair shop in the early 1900's. Both the architect and consultant for this project took the past use and historical significance of the property into special consideration when selecting the materials. Two new doors are proposed, including one in a location that previously had a garage door. Both are to be painted black. Ms. Thurston stated that six red gooseneck light fixtures are proposed above the storefront windows and one will be located on the rear of the building above the new wooden double doors. In addition, three recessed can lights are proposed for the soffit at

the storefront entrance. All of the lighting fixtures conform to the Historic District Design Guidelines.

The proposed front wall sign is approximately 35 square feet in area and will be indirectly lit by a black gooseneck light fixture. Ms. Thurston stated that the Historic Guidelines allow the Historic Landmarks Commission to consider proposed signage which exceeds the Guidelines on a case-by-case basis; however, in no case shall the signage exceed the underlying zoning district of 47 square feet. The size of this sign is considered to be appropriate given the large parapet on the building, while the circular shape complements the building's architecture.

Ms. Thurston reviewed the remainder of the site improvements, including a six foot tall wooden privacy fence to conceal outdoor storage/HVAC at the rear of building and an eight foot tall wooden dumpster enclosure. The parking lot improvements include restriping and establishing one-way directional flow of vehicles. Ms. Thurston stated that these improvements appear to both enhance the appearance of the property and allow for safe circulation of vehicles and pedestrians. Further review of the parking lot will take place during site plan review.

Ms. Thurston stated that Chapter 4 of the Guidelines specifically supports of the proposed minor actions- the repointing of brick, painting, and reopening of transom windows, therefore staff recommends with the conditions that are noted in the staff report. Ms. Thurston further stated with the proposed major actions also conform to the Historic District Design Guidelines; therefore staff recommends approval of all of the requested major actions, with

the conditions noted in the staff report.

The public hearing was opened and speaking in favor of the application was Jen Stringer, 8834 Granby Street, Norfolk, VA. Ms. Stringer stated that she is the designer for the project and worked closely with the historic guidelines; her goal is to bring the building back to a quality that speaks to the level of history that is in the downtown area.

There being no more speakers in favor or opposition, the public hearing was closed.

After brief discussion by the Commission, Commissioner Faircloth made a motion to approve the application as presented; seconded by Commissioner King and approved by a recorded vote of 8-0.

### **New Business:** Enforcement Update

Donald Bennett, (Planning & Community Development) reported on the following properties:

118 Pinner Street – Property maintenance violation, fined \$450

215 Grace Street – Summons to be re-issued

220 Pinner Street – Court case dismissed, property owner complied

223 Bank Street – Property owner fined \$1300.00, property going to foreclosure

210 Bank Street – Property owner granted extension until July 31, 2017

246 Pinner Street – Court case continued until August 3, 2017

**New Business:** Zoning Update

Frederick Sample, (Planning & Community Development) reported on the following properties:

181 N. Main Street – Property owner appealing Notice of Violation to Board of Zoning

222 Pinner Street – Court Case continued until September 2, 2017

302 Bank Street – Court Case continued until September 2, 2017

There being no further business, the meeting was adjourned at 9:18 a.m.

HISTORIC LANDMARKS COMMISSION



July 13, 2017

Motion:

To: Approve  
Application

1<sup>st</sup>: Faircloth

2<sup>nd</sup>: King

COMMISSIONERS	ATTENDANCE		HC-2017-00023				
			VOTE: 8 - 0				
	PRESENT	ABSENT	YES	NO			
Boyette, Walter: <i>Vice-Chairman</i>	X		X				
Coley, Susan M.	X		X				
Darden Mary Austin,	X		X				
Draper, Merritt	X		X				
Faircloth, John	X		X				
Hicks, Randy: <i>Chairman</i>		X					
Hobbs, Oliver	X		X				
King, Edward L.	X		X				
Turner, Vivian	X		X				



# CITY OF SUFFOLK

442 W. WASHINGTON STREET, P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858  
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF  
PLANNING & COMMUNITY DEVELOPMENT

*Division of Planning*

To: Historic Landmarks Commission

From: Amy Thurston, Planner I

Date: August 10, 2017

Subject: **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2017-00027**, submitted by Linda Wahab, property owner, for exterior alterations and site modifications at property located at 122 South Broad Street. The property is further identified as Zoning Map 34G16, Block (6)A, Parcel 14A\*15, Suffolk Voting Borough, zoned RM, Residential Medium, zoning district, and HC, Historic Conservation Overlay District.

## STAFF REPORT

### Overview of the Subject Property and Surrounding Area

The subject property is located on the 100 block of South Broad Street, thus it is part of the West End Historic District of the Suffolk Historic Conservation Overlay District. The West End District is primarily composed of single-family dwellings; it is also home to several churches with a few multi-family dwellings and late-20<sup>th</sup> century commercial buildings. According to the National Register of Historic Places Inventory, the building forms in this district include Vernacular, Italianate, Queen Anne, Colonial Revival, Classical Revival, Tudor Revival, Bungalow/Craftsman, and American foursquare.

According to the National Register of Historic Places Nomination Form, the subject property is a contributing Colonial Revival home that was constructed circa 1895. This property features a wrap-around porch, Ionic columns, and a gable/hipped roof with metal shingles. Two (2) non-contributing sheds were also present at the time of nomination in 2004.

### Case History

On June 29, 2017, the subject property was granted a Certificate of Appropriateness (COA) for exterior painting and roof repairs. Specifically, the existing metal shingle roof would be repaired in-kind and painted red, the exterior building walls would be painted Palace Study Blue and two (2) exterior doors would be painted China Closet Red, which are approved colors in the Sherwin Williams Exterior Color Preservation Palette. No prior COAs are on file for this property.

## **Public Notice**

Public notice of this meeting was published in the newspaper and notices were mailed to adjacent property owners.

## **Proposed Actions**

The applicant's request consists of the following actions:

1. Install a new section (32 feet long) of six (6) foot tall wooden privacy fencing on the north side of the property, as indicated on the applicant's survey. (The property currently contains privacy fencing on all other sides.) The fence shall be stained to match the existing privacy fence on the property.
2. Construct a new twelve (12) foot by twenty-eight (28) foot accessory building in the rear yard of the property, as proposed. The wood siding will be painted Palace Study Blue (CW621) or equivalent from the approved Sherwin Williams Exterior Color Preservation Palette, the metal standing seam roof will be painted Rustic Red, the doors will be painted China Closet Red (CW103) or equivalent, and the trim will be painted white such that the accessory building will match the exterior paint colors and materials that are used on the main dwelling. (All former non-contributing accessory buildings were removed from the property.)
3. Construct new concrete steps on the left side (adjacent to the driveway) and on the right side (facing Smith Street) of the existing front porch. The design and appearance of the new steps will be similar to the existing concrete steps on the front of the porch.
4. Install metal handrails on all porch steps, including the existing front steps and the proposed left and right side steps.

## **Surrounding Characteristics**

The subject property is located on the southern edge of the Suffolk Historic Conservation Overlay District; therefore, the surrounding properties consist of both contributing and non-contributing structures. A detailed description of adjacent and nearby properties is provided on the following page.

120 South Broad Street – Contributing Colonial Revival dwelling constructed circa 1895. This property consists of a gable/hipped standing seam metal roof, aluminum siding, wrap-around porch, and Tuscan wood columns.

118 South Broad Street – Contributing Bungalow/Craftsman-style dwelling constructed circa 1920-1935. This dwelling consists of a gable roof with asphalt shingles, weatherboard siding, and a 1-story-3-bay front porch.

117 South Broad Street – Contributing Colonial Revival dwelling constructed circa 1904-1907. This property consists of a gable roof with slate tiles and three (3) dormers,

weatherboard siding, a one-story portico, and Tuscan wood columns.

200 South Broad Street – This property consists of a Vernacular-style, one-story brick church with three (3) bays and a front gable roof with slate shingles. This property is contributing to the West End Historic District; however, it is not included within the boundaries of the Suffolk Conservation Overlay District.

600 Smith Street – Non-contributing, brick ranch-style home that is not located in the Suffolk Conservation Overlay District.

## **Site Modifications**

Two (2) out of the three (3) requested actions of this application are site modifications; this includes a new section of privacy fencing and a new accessory building (shed). The new section of privacy fencing will be located on the northern or left side of the dwelling; it will be positioned behind the wrap-around porch and in front of an air conditioning unit such that the AC unit would be screened from street view. The proposed twelve (12) foot by twenty-eight (28) foot accessory building will be setback thirty (30) feet from the southern property line along Smith Street and six (6) feet from the rear and internal side yard property lines. Please refer to the applicant's survey for a clear understanding of the proposed locations of these structures.

## **Applicable Regulations**

### **A. Suffolk Historic District Design Guidelines**

Chapter 5, Section E.2, Decorative Fences: Decorative fencing is usually used where fences will be visible from public streets in front and side yards to accent the yard and provide some degree of enclosure. Decorative fences can be made of wrought iron and wood pickets, with or without brick piers. No fence located in any required yard adjacent to a street which creates a solid screen may exceed 30-inches in height. If such fence is uniformly 50% or more opened, it may be erected to a maximum height of 48 inches. Side yard and rear yard fencing not visible from a public way can be the maximum height of six (6) feet as allowed by the Unified Development Ordinance. Plastic and vinyl fencing is not allowed unless specifically approved by the Historic Landmarks Commission. Chain link fencing and other wire fencing is prohibited.

Chapter 5, Section E.4, Tall Screen Fencing: Tall screen fencing is usually used for side and rear yards where it is not visible from a public way to enclose the yard for security, privacy and/or for restricting pets. These fences can be made of wood, brick, wrought iron, or stucco. Tall fences should be constructed of wood slats of at least  $\frac{3}{4}$ " thickness to avoid warping and provide adequate durability. Where wood fencing is used, it shall be painted or stained an opaque color. Chain link fencing and other wire fencing is prohibited.

Chapter 5, Section K, Guidelines for Outbuildings: Colors should match those of the principal dwelling on the property. Designs for new outbuildings shall base their roof designs on the roof design of the principal dwelling on the property and be compatible with the surrounding historic architecture. Windows and doors proposed for new outbuildings shall

relate to the style, proportions and spacing of existing windows on the principal dwelling of the property. Trim details shall be similar to the trim details used on the principal dwelling. Foundation materials should match the foundation materials of the principal dwelling. Roofing materials should complement the existing materials used on the principal dwelling and relate to the roof materials of adjacent historic buildings. Architectural grade asphalt shingles and synthetic slates can be used in addition to historic roofing materials used on the principal dwelling.

Chapter 5, Section J, Residential Porches and Entrances: Entrances and porches are often the primary focal points of an historic building. In addition to being functional and ceremonial, elements for all buildings, their decoration and articulation, help define the style of the structure. For residential buildings, porches have traditionally served as a social gathering point as well as a transition area between the exterior and interior. The retention of porches is critical to maintaining the integrity of the historic dwelling's original design.

Chapter 5, Section J.2, Guidelines for Residential Porches: Do not remove or radically change entrances and porches which serve to define the building's overall historic character. Do not add a new entrance or porch to a primary elevation where one has never existed.

## **B. Secretary of the Interior Standards**

Guideline #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

## **C. Unified Development Ordinance**

As stated in Section 31-701 (a) of the Unified Development Ordinance, detached accessory buildings shall not be located in the required front yard. Detached accessory buildings may be built in the required rear yard but such accessory buildings shall not occupy more than thirty percent (30%) of the required rear yard and shall not be closer than five (5) feet to any side or rear lot line or setback line.

Section 31-701 (b) (10) of the Unified Development Ordinance establishes the following regulations for fences that are located in single-family residential zoning districts:

- A. A fence or wall not more than six (6) feet in height may be located in any required side yard or rear yard other than a required yard adjacent to a street. A fence or wall not more than six (6) feet in height may be located in any planting screen/no access easement adjacent to a street serving a double frontage and/or reverse frontage lot. Except as allowed above, no fence or wall which creates a solid screen may exceed two and one-half (2½) feet in height in any required yard adjacent to a street, except that fences having a uniform open area of fifty percent (50%) or more may be erected to a maximum height of four (4) feet in such required yards. (Height shall be measured from the average ground level adjacent to the fence or wall.) No fence or wall shall encroach the visibility triangle.

- B. The above standards shall not be deemed to prohibit any fences or walls which may be required for screening, security or safety purposes by other Sections of this Ordinance as determined by the Administrator; and
- C. The "finished" side of any fence shall face outward towards surrounding properties and rights-of-way.

### **Staff Analysis**

Chapter 5, Section E provides guidance on the appropriate location, height, materials, and design of fencing on properties located in the Historic District. As stated, tall screen fencing is usually used for side and rear yards where it is not visible from a public way to enclose the yard for security and/or privacy. These fences can be made of wood, brick, wrought iron, or stucco.

The proposed section of privacy fencing will be visible from South Broad Street; however, it will be setback more than fifty (50) feet from the front property line, which exceeds the minimum front yard of twenty-five (25) feet that is required in the RM, Residential Medium zoning district. The new section of fencing will adjoin the existing fencing on the subject property, as well as the fencing on the neighboring property to the left. Furthermore, the proposed privacy fence will be located behind the wrap-around front porch, which is a substantial architectural feature of this home. This particular area of the Historic District contains mature street trees and vegetation. In addition, other homes currently have privacy fencing. Lastly, the proposed fence will utilize appropriate materials and create consistency on this parcel. For these reasons, the proposed privacy fence should not have a detrimental effect on the subject property or the character of the streetscape.

Chapter 5, Section K, of the Historic District Design Guidelines provides guidance for the placement and design of outbuildings. As stated, the colors and materials, in particular the siding and roofing, should match those used on the principal dwelling. The proposed shed will utilize wood siding and a gable-style metal roof; it will also receive the same paint treatment as the main dwelling. Therefore, the overall style and appearance of the proposed shed is compatible with the main dwelling and appropriate for this property.

The applicant is also requesting the construction of a new set of concrete porch steps on both the left and right sides of the wrap-around porch. According to the applicant, steps used to exist in both of these locations; however, this cannot be confirmed. The owner has requested these steps in order to provide direct access from the driveway to the side door on the front porch and to provide easier access to and from Smith Street. While not common, multiple steps accessing wrap-around porches are sometimes found on homes in this area. The original front porch steps have a unique eight (8) inch wide concrete skirt which the applicant proposes to replicate. Please refer to the applicant's photos for an example of the appearance of the new steps.

Chapter 5, Section J.2, of the Design Guidelines states that entrances and porches which serve to define the building's overall historic character should not be removed or radically changed. Furthermore, new entrances should not be added where one has never existed. Steps may be added to the left and right sides of the wrap-around porch, provided that they match the unique form and style of the existing front steps. Being that this home is located on a corner lot, the addition of porch steps facing Smith Street may help to activate the streetscape.

According to the Uniform Statewide Building Code, new steps containing four (4) or more risers must have a handrail on at least one (1) side. The applicant proposes metal handrails on both sides of the new right and left side steps. New metal handrails may be added provided that they consist of a modest style that is consistent with other approved handrails in the Historic District. The black metal handrails at 112 and 116 South Broad Street, which consist of straight balusters and scrolled ends, are appropriate for the subject property as they will blend into their surroundings and not impact the historical integrity of the home. (The handrail design proposed by the applicant using is not appropriate.)

The applicant also requests to install metal handrails on the existing front steps. Although these steps are grandfathered from the current building code, new handrails may be added to the front porch steps as long as they consist of a modest style that is consistent with other approved handrails in the Historic District.

### **Summary and Recommendations**

Based on the above findings-of-fact, staff recommends **approval** of the following actions requested by Certificate of Appropriateness, HC-2017-00027, with the conditions noted below:

1. Install a new section of six (6) foot tall wooden privacy fencing on the north side of the property, as indicated on the applicant's survey. The fence must match the height, materials, style, and color of the existing privacy fencing on the property. The "finished" side of the fence must face outwards.
2. Construct a new twelve (12) foot by twenty-eight (28) foot accessory building in the rear yard of the property, as proposed. The wood siding will be painted Palace Study Blue (CW621) or equivalent from the approved Sherwin Williams Exterior Color Preservation Palette, the metal standing seam roof will be painted Rustic Red, the doors will be painted China Closet Red (CW103) or equivalent, and the trim will be painted white such that the accessory building will match the exterior paint colors and materials that are used on the main dwelling.
3. Construct new porch steps on the left and right sides of the wrap-around porch, as proposed. The new steps shall be made of concrete and will match the form and unique skirt of the existing front steps.
4. Install metal handrails on each set of steps on the wrap-around porch. The handrails shall substantially conform to the black metal handrails at 112 and 116 South Broad Street, which consist of straight balusters and scrolled ends.
5. Any additional improvements shall require a Certificate of Appropriateness.
6. All required permits shall be obtained from the City of Suffolk.

Attachments

cc: Linda Wahab, property owner

1) Lofted shed

We would like to have a shed built off site and brought to the house. It will be placed in the back yard in the far right corner when facing the house from the street. The shed is 12x28 with a metal red roof to match the house. The shed will have wood siding painted light blueish gray with white trim and a red doors also to match the house.

T1-11 siding painted light blueish gray (Palace study blue) paint cod CW621

Trim -white

The door – red (China closet) paint cod CW103

The metal roof – rustic red

The shed will be behind the house on the left side of the back yard with a 6' foot off set from the back fence and 30' foot off set from the life side fence( church side) when facing the house in the back yard.

(Photos included)

2) Privacy fence

6'x 8' foot pressure treated dog ear pine fence

Picket thickness is 0.63 inches

Picket width is 5.5 inches

17pickets per panels

The fence will be 32 feet long and run from the lift side of the house and connect to the neighbor's fence. We have the same fence on all three sides of the back yard and on the right side of the house facing the fount yard. We would just like to match it on the lift at the end of the driveway to hide the AC unit from public view it will have the same dark brown finish. A single 4 foot gate with black hardware will be in the center of the new 32 foot section.

(Photos included)

3) Concrete cast in place steps

Two sets of steps one on the left and right side of the front porch.

Steps were there is the past and want to replace with concrete to match the steps on the front of the house. Will be as tall just not as wide. 4' wide

The step would be 4 feet wide, 35 inches tall and 55' deep with five steps. An 8" wide side skirt will be on both sides. This is to match the steps on the front of the house.

Riser height will be 7"

Tread depth 11"

Footing 12"x 12"

(Photos included)

RECEIVED

JUN 28 REC'D

PLANNING

Application HC-2017-00027

#4. Request to install handrails on all porch steps to consist of 1.5 inch pipe welded on ends to be 36 inches tall and 54 inches long.

Linda Wahns

RECEIVED

JUL 26 REC'D

PLANNING

**Suffolk Historic & Cultural Overlay District &  
National Register Historic Districts**

**HC2017-27**

**LEGEND**

**Suffolk Historic & Cultural Conservation Overlay**

**NATIONAL REGISTER HISTORIC DISTRICTS**

Original Suffolk District (1987)

North Main Street Extension District (1998)

East Washington Street District (2002)

West End District (2004)

West End District Expansion (2004)

Suffolk District Expansion (2004)

Cedar Hill Cemetery (2006)

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The City of Suffolk does not warrant the accuracy of any errors or omissions or inaccuracies in the information provided regarding any entity, organization or for any decisions made, action taken, or action not taken by the user in reliance upon such information.

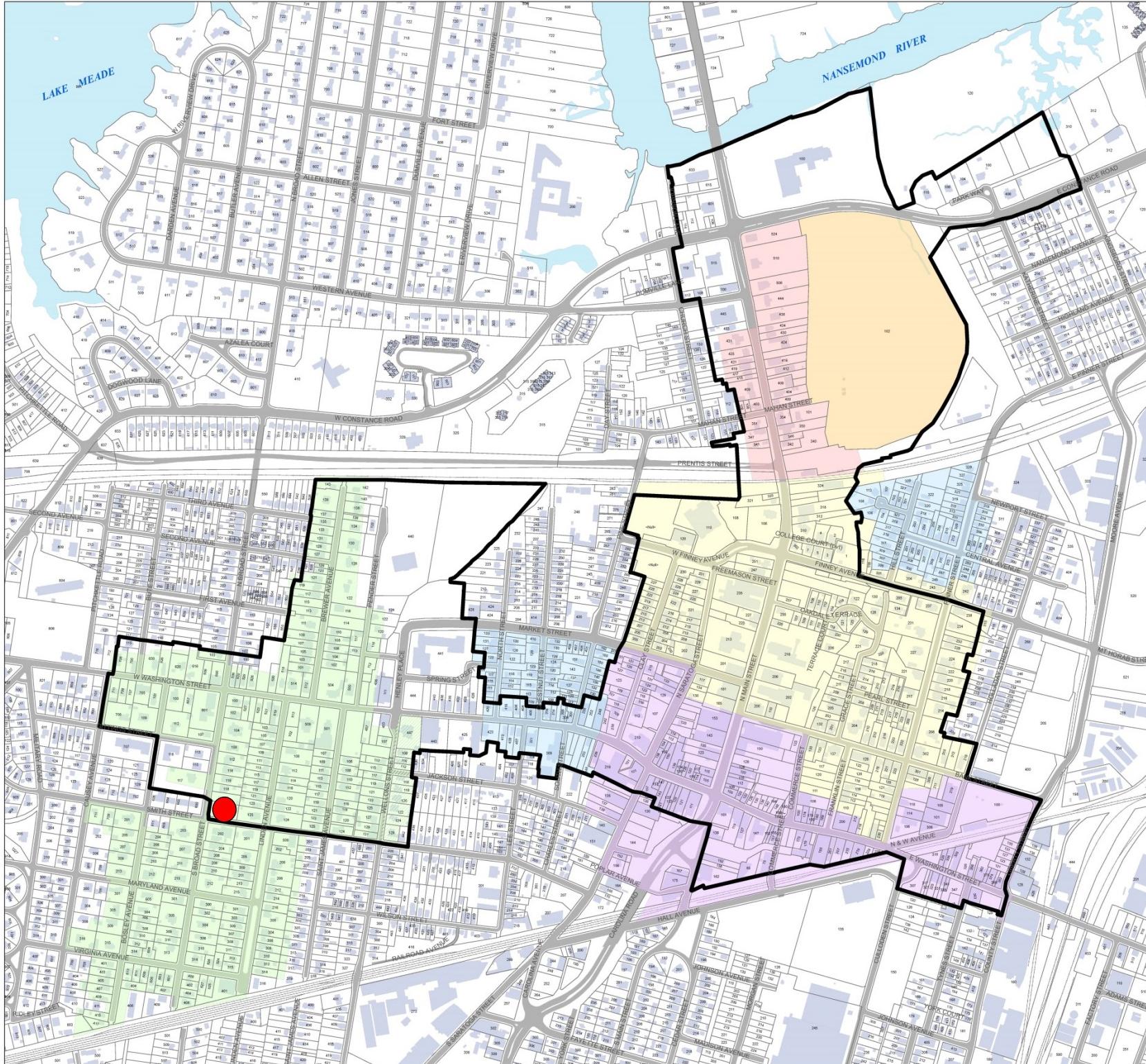
Parcel and Zoning information has been developed to provide a graphic representation of the Real Estate Property Tax Maps. The boundaries of any parcels shown are determined by the Virginia Department of Taxation. User should refer to instrument of transfer (deed or plat) for legal boundary location.

Aerial Photography updated March 1999. A limited area of the City was reshot in March of 2001. The most up-to-date photography available was used to capture planimetric information.



1: 2,400

1 inch = 200 feet





# ZONING / LAND USE MAP

## HC2017-27



**HC-2017-00027, 122 South Broad Street**

Subject property:



## **HC-2017-00027, 122 South Broad Street**

Street view to the left of the subject property:



Street view to the right of the subject property (which is outside of the Historic District):



## **HC-2017-00027, 122 South Broad Street**

Design of proposed steps on left and right side of front porch (match existing front steps below):



Location of proposed steps on the right side (Smith Street side) of the front porch:



## **HC-2017-00027, 122 South Broad Street**

Location of proposed steps on the right side of the front porch (Smith Street side):



Area of proposed steps on the left side of the front porch (which is adjacent to the driveway):



## **HC-2017-00027, 122 South Broad Street**

Proposed handrail style:

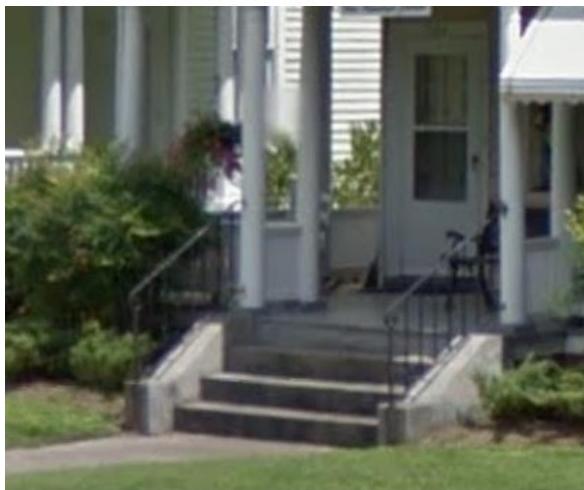
Handrails are proposed to be added to the existing front steps and the newly proposed left and right side steps. The applicant provided this example image below.



Appropriate handrail style:

New metal handrails shall consist of a modest style that is consistent with other approved handrails in the Historic District. The black metal handrails at 112 and 116 South Broad Street, which consist of straight balusters and scrolled ends, are appropriate for the subject property as they will blend into their surroundings and not impact the historical integrity of the home. (The handrail design proposed by the applicant using is not appropriate.)

112 South Broad Street:

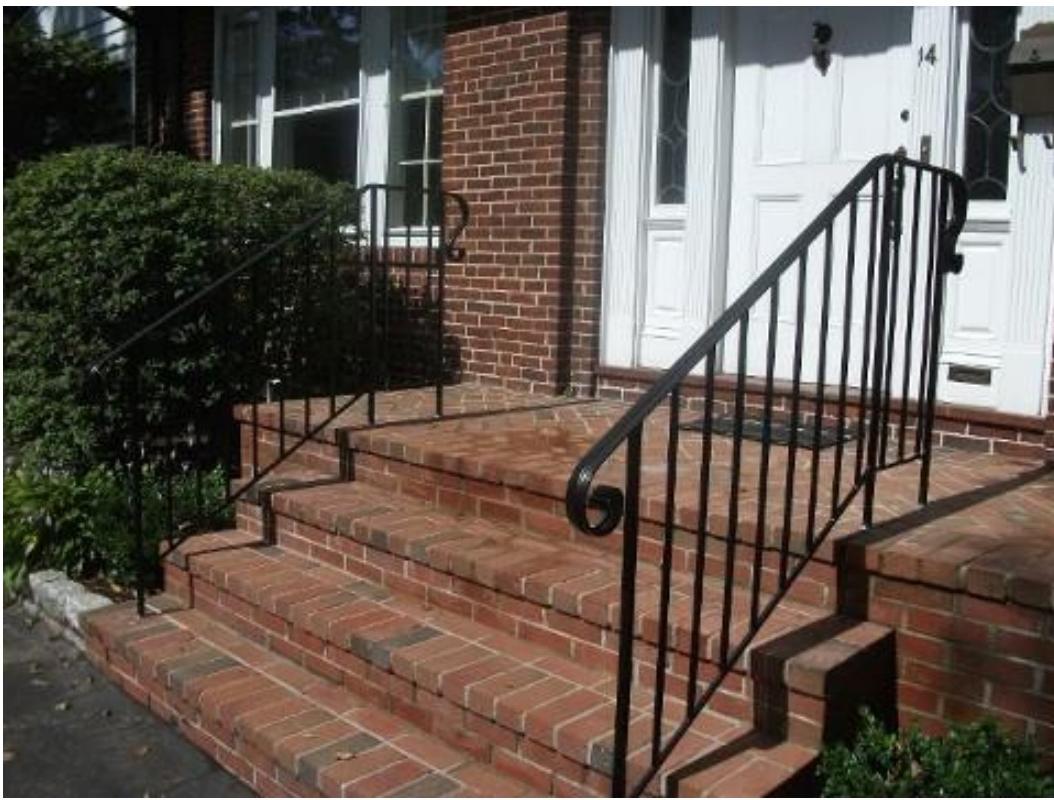


116 South Broad Street:



**HC-2017-00027, 122 South Broad Street**

Close-up image of appropriate handrail style:



Area where new section of privacy fencing is proposed:



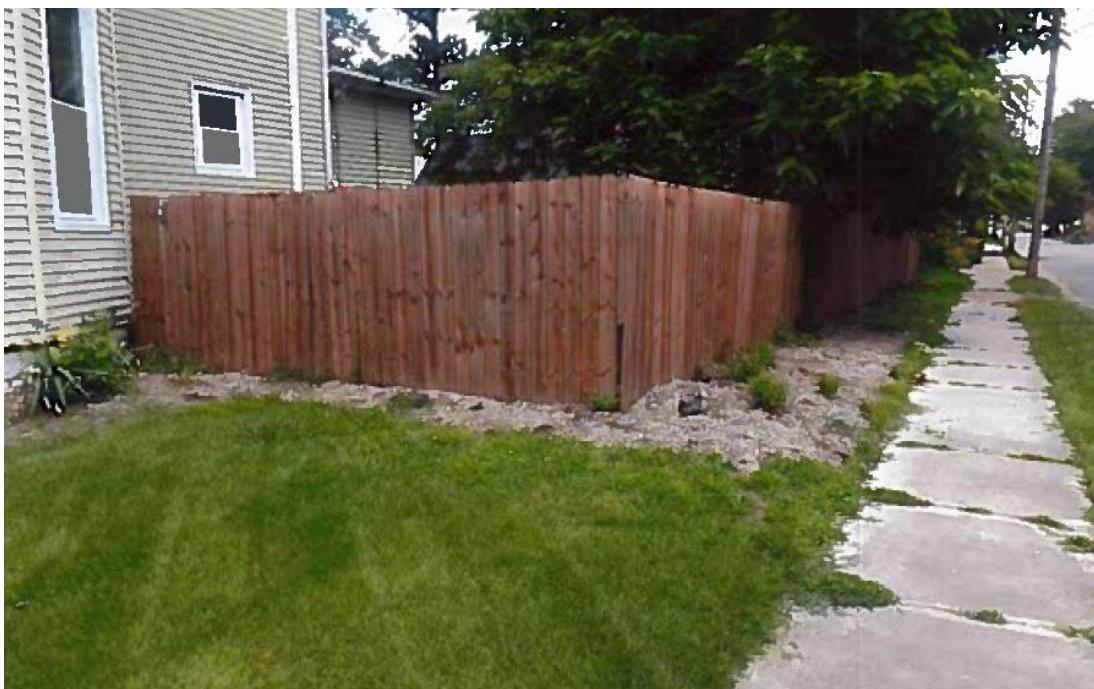
## **HC-2017-00027, 122 South Broad Street**

The privacy fence is proposed to be installed in front of the AC unit; therefore, the AC unit would not be visible from Broad Street. The fence will adjoin the existing fencing on the left.

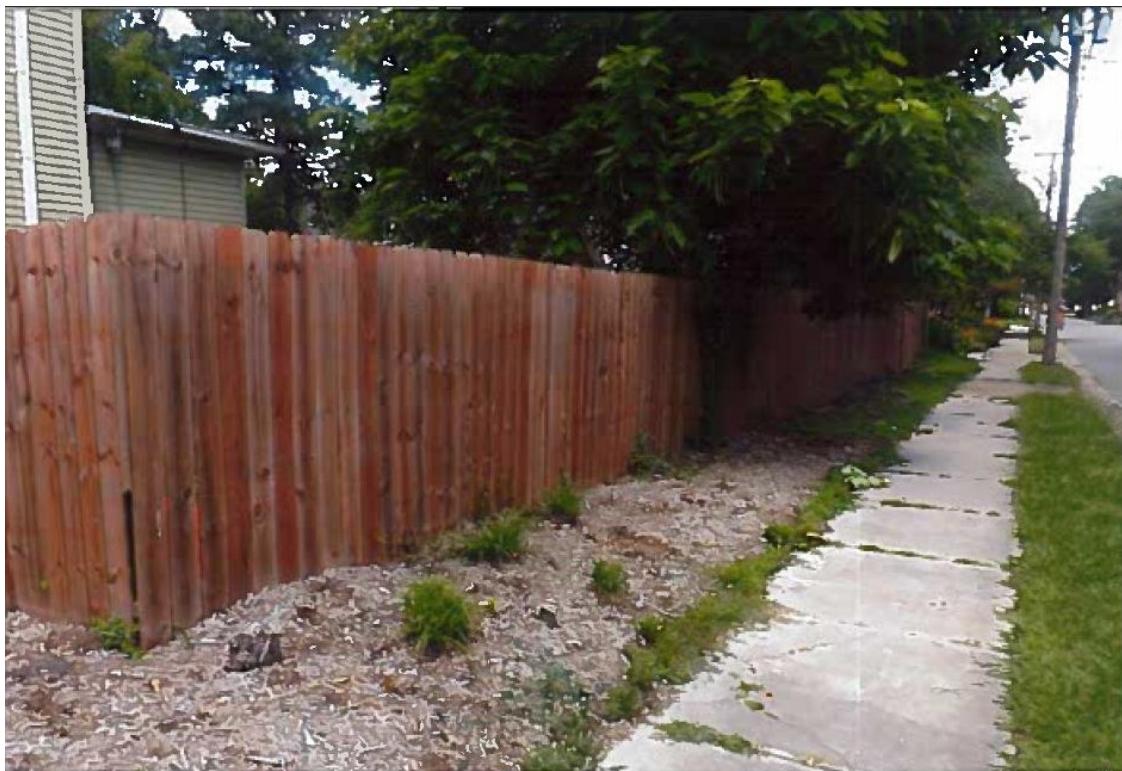


**Proposed Privacy Fence Design:**

Match the new section of fencing with the existing privacy fence on the Smith Street side of the property, as shown below.



**HC-2017-00027, 122 South Broad Street**



**Backyard Area of New Shed:**

Former shed was removed. New shed will be setback thirty (30) feet from the southern property line along Smith Street and six (6) feet from the rear and internal side yard property lines.



**HC-2017-00027, 122 South Broad Street**

Proposed Shed Design (Please refer to the staff report for a description of the proposed colors):



AF 20870

THIS IS TO CERTIFY THAT ON MAY 14, 1985, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE SHOWN. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

JOB 148 NO. 402

*M. D. Baker*  
ERNEST C. HAWKINS, JR., C. L. S.  
M. D. BAKER  
1985  
LAND SURVEYOR

THIS SHED

no longer EXISTS  
DUE to Storm damage

LOT 14      LOT 14      LOT 15

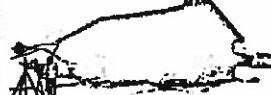
32 FT PRIVACY  
FENCE

Concrete steps  
on left side  
of house

Steps where

here in the SOUTH BROAD STREET  
post

THIS TRACT IS NOT LOCATED IN A  
FLOOD HAZARD ZONE AS DETERMINED  
BY THE F.I.A. FLOOD HAZARD MAP  
IN EFFECT.



LEGAL REFERENCE:  
P.B. 1, PG. 13  
A.B. 34, PG. 363

PHYSICAL SURVEY  
OF  
LOT 15  
AND A PORTION OF  
LOT 14  
BLOCK A  
HOLLAND BAKER ADDITION,  
SUFFOLK, VIRGINIA  
FOR  
ROBERT J. HEARDE  
KATHLEEN M. CARLSON  
SCALE: 1" = 50'  
ERNEST C. HAWKINS, JR., AND ASSOCIATES  
SURVEYORS AND PLANNERS  
SUFFOLK, VIRGINIA

VIRGINIA:

In the Circuit Court of the City of  
Suffolk, the day of May, 1985  
The Plaintiff, *Ernest C. Hawkins, Jr.*,  
presented for, and admitted to record in Book G  
Title: *Henry C. Munton, Clerk*  
*By Oliver & Associates, D.C.*  
St. T. & A. 202

JOB NO. 85-302

RECEIVED

JUN 28 REC'D

PLANNING

# **Property Maintenance Code Enforcement Update**

## **August 2017**

***Zoning******Case Activity Report***

August 2017

<b>PROPERTY OWNER(S)</b>	<b>LOCATION</b>	<b>VIOLATION(S)</b>	<b>JUDGEMENT</b>	<b>INSPECTOR</b>
Suffolk Tower Holdings LLC	181 N Main St	Zoning - replacement windows, no COA	BZA appeal pending	Ricky
Raven P. Coston	222 Pinner St	Zoning - exterior work without COA	Continued 9/7/2017	Ricky
Lakeisha Bradley	302 Bank St	Zoning - Replacing porch decking, no COA	Continued 9/7/2017	Ricky
Stephen Ralph Romine	200 E Washington St	Zoning-Displaying signs without a Permit/COA	NOV issued	Matt
Marcus R Pollard	156 W Washington ST	Zoning-Displaying signs without a Permit/COA	NOV Issued	Matt



HISTORIC CONSERVATION OVERLAY DISTRICT  
GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC2017-00026AD

**THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION  
ON THE PREMISES**

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 620 West Washington Street

Property Owner: Mr. Jeffrey Jeanguenat

Property Owner's Address: 620 West Washington Street

Property Zoning Map Identification: 34G16(3)A\*33\*33A

Property Zoning: CBD, Central Business District, and HC, Historic Conservation Overlay District

The following actions/conditions are approved:

1. Install new wooden decorative fence in the east and west side yards, as shown in the approved attachment.
2. The fence shall be four (4) feet in height, fifty percent (50%) opaque, and shall consist of dog-eared tips. The wood will remain its natural color. A three (3) foot wide swing gate will be installed on the east side and an eight (8) foot wide swing gate will be installed on the west side to match the decorative fence.
3. The decorative side of the fence must face outwards towards West Washington Street.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed: Donna Coleman  
(Zoning Administrator)

Date: 7-6-17

Signed: Clairn  
(HLC Secretary)

Date: 7/6/17



HISTORIC CONSERVATION OVERLAY DISTRICT  
GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC2017-00030AD

**THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION  
ON THE PREMISES**

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 120 Linden Avenue

Property Owner: Ms. Lisa Eichler

Property Owner's Address: 120 Linden Avenue, Suffolk, VA 23434

Property Zoning Map Identification: 34G17A\*274\*275

Property Zoning: RM, Residential Medium Density zoning district, and HC, Historic Conservation Overlay District

The following actions/conditions are approved:

1. Replace or repair approximately 30 existing damaged and/or improperly installed mineral fiber slate roofing tiles with matching reclaimed mineral slate tile of like color.
2. Any additional improvements shall require a Certificate of Appropriateness.
3. All required permits shall be obtained from the City of Suffolk.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed: Donna Coleman  
(Zoning Administrator)

Date: 7-21-17

Signed: Clair  
(HLC Secretary)

Date: 7/21/17